

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

THOSE PORTIONS OF THE PUBLIC ACCESS EASEMENT GRANTED TO THE CITY OF CHULA VISTA PER CHULA VISTA TRACT NO. 06-05 OTAY RANCH VILLAGE 2 AND PORTIONS OF VILLAGE 4 "A" MAP, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 15350 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY MAY 26, 2006, WITHIN LOT 15 OF SAID MAP SHOWN AND DESCRIBED AS PARCEL A OF CITY OF CHULA VISTA ADJUSTMENT PLAT NO. LA23-0003 AS EVIDENCED BY CERTIFICATE OF COMPLIANCE RECORDED OCTOBER 19, 2023 AS INSTRUMENT NO. 2023-0284877, OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PARCEL A**

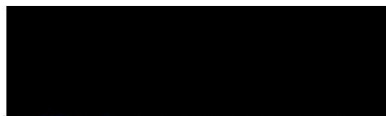
**BEGINNING** AT THE NORTHWEST CORNER OF SAID LOT 15; THENCE ALONG THE NORTHERLY LINE THEREOF NORTH 88°15'00" EAST, 118.09 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL B; THENCE LEAVING SAID NORTHERLY LINE OF LOT 15 ALONG SAID PARCEL B SOUTH 43°15'16" WEST, 7.37 FEET; THENCE SOUTH 88°14'49" WEST, 112.88 FEET TO THE WESTERLY LINE OF SAID LOT 15; THENCE LEAVING SAID PARCEL B ALONG SAID WESTERLY LINE NORTH 01°45'00" WEST, 5.22 FEET TO THE **POINT OF BEGINNING**.

THE HEREINABOVE DESCRIBED PARCEL OF LAND CONTAINS 602 SQUARE FEET, MORE OR LESS.

**PARCEL B**

**BEGINNING** AT THE MOST EASTERLY CORNER OF SAID LOT 15; THENCE ALONG THE NORTHEASTERLY LINE THEREOF NORTH 23°42'40" WEST, 94.66 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID PARCEL B; THENCE LEAVING SAID NORTHEASTERLY LINE OF LOT 15 ALONG SAID PARCEL B SOUTH 21°17'22" WEST, 7.38 FEET; THENCE SOUTH 23°42'40" EAST, 89.45 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 15; THENCE LEAVING SAID PARCEL B ALONG SAID SOUTHEASTERLY LINE NORTH 66°17'20" EAST, 5.22 FEET TO THE **POINT OF BEGINNING**.

THE HEREINABOVE DESCRIBED PARCEL OF LAND CONTAINS 481 SQUARE FEET,  
MORE OR LESS.



11-13-2023

JIMMY J. ELMORE P.L.S. 8483  
HUNSAKER & ASSOCIATES SAN DIEGO, INC.



# EXHIBIT "B"

THE LOCATION OF THE FOLLOWING EASEMENTS CANNOT BE DETERMINED FROM RECORD AND ARE NOT PLOTTED HEREON:

- 1) UTILITY EASEMENT TO SDG&E REC. 6/28/2000 AS INST. NO. 2000-0621780, O.R.
- 2) ACCESS AND MAINTENANCE EASEMENT TO MONTECITO VILLAGE, LLC, REC. 6/22/2007 AS INST. NO. 2007-0422036, O.R.

### LEGEND

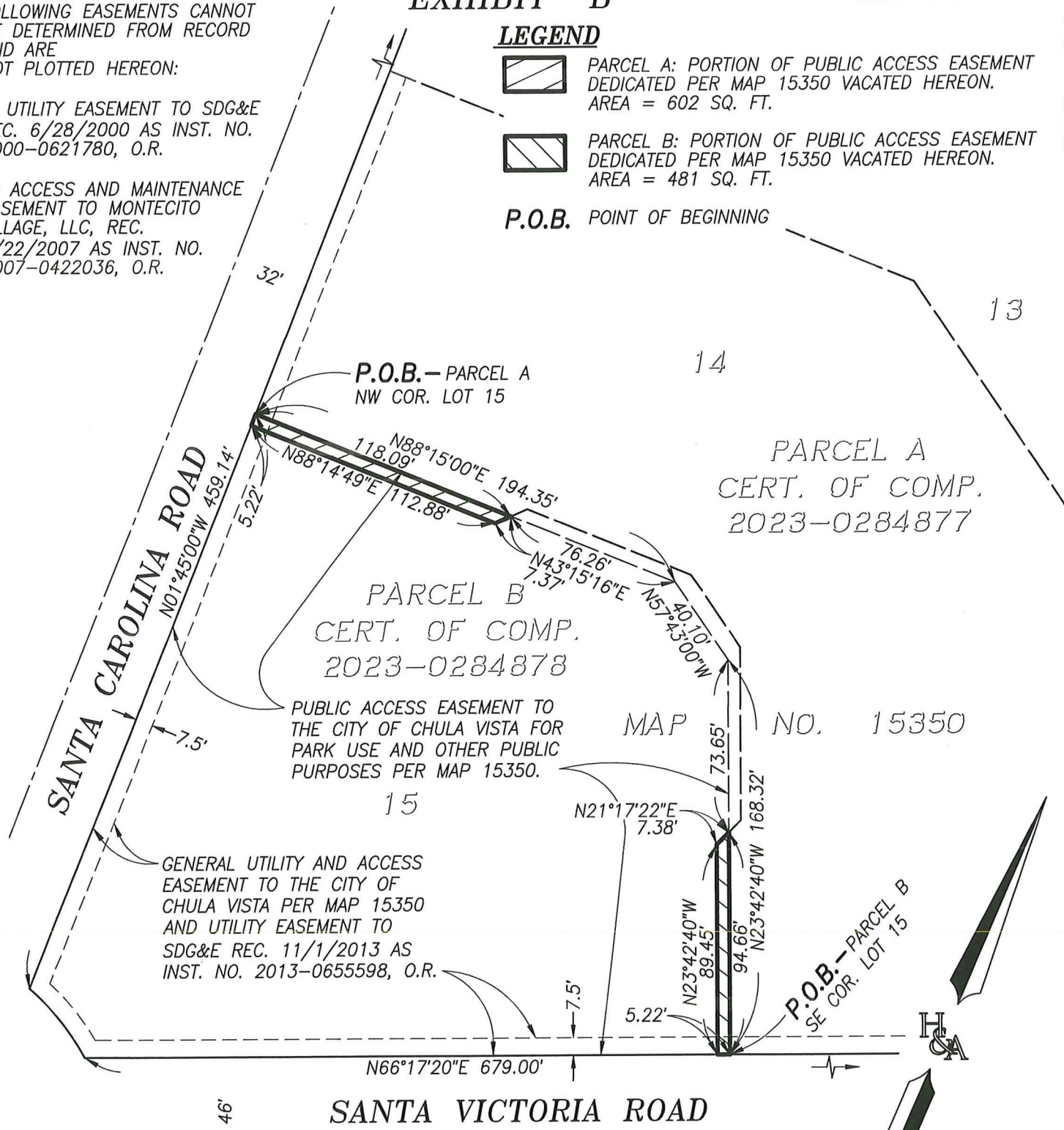


PARCEL A: PORTION OF PUBLIC ACCESS EASEMENT DEDICATED PER MAP 15350 VACATED HEREON. AREA = 602 SQ. FT.



PARCEL B: PORTION OF PUBLIC ACCESS EASEMENT DEDICATED PER MAP 15350 VACATED HEREON. AREA = 481 SQ. FT.

P.O.B. POINT OF BEGINNING



SANTA CAROLINA ROAD

P.O.B. - PARCEL A  
NW COR. LOT 15

PARCEL B  
CERT. OF COMP.  
2023-0284878

PUBLIC ACCESS EASEMENT TO  
THE CITY OF CHULA VISTA FOR  
PARK USE AND OTHER PUBLIC  
PURPOSES PER MAP 15350.

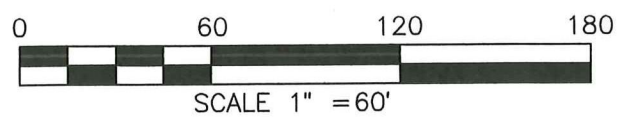
GENERAL UTILITY AND ACCESS  
EASEMENT TO THE CITY OF  
CHULA VISTA PER MAP 15350  
AND UTILITY EASEMENT TO  
SDG&E REC. 11/1/2013 AS  
INST. NO. 2013-0655598, O.R.

PARCEL A  
CERT. OF COMP.  
2023-0284877

MAP NO. 15350

SANTA VICTORIA ROAD

P.O.B. - PARCEL B  
SE COR. LOT 15



**H & A** HUNSAKER & ASSOCIATES  
SAN DIEGO, INC.  
9707 Waples Street (858)558-4500  
San Diego, CA 92121

[Redacted Signature]  
JIMMY J. ELMORE, P.L.S. 8483

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